

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JANUARY 18, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, January 18, 2006, at the Township Municipal Building, Rte 715, Brodheadsville, Pa 18322 by Larry Smith.

Present: Jim Connor, Dave Johnson, Larry Smith, Dave Gordon, Chris Eckert, Matt Connell Engineer Chris McDermott, Attorney Tim McManus and Planning Director David Albright.

Absent: Dick Rodenbach

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Matt Connell, seconded by Dave Johnson it was voted to approve the minutes of the December 21, 2005 meeting, as distributed. (6-0)

Submittals.

Bush, Zachary (Minor Subdivision) Keystone Consulting Engineers. This is a minor subdivision taking 6.7 acres off a 31 acre parcel. Everything is in order for submittal. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (6-0) (Plan date 12/27/05) (Received 12/27/05) **(90-day review 4/18/06)** (SEO: test complete, planning module required)

Plan Review.

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-1/18/06) **(Open ended waiver signed 10/1/04)** (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-1/18/06) **(Open ended waiver signed 3/16/05)** (SEO: test results under review, no planning module submitted)

Paradise Estates. (Preliminary Conservation Subdivision) Niclaus Engineering. Mrs. Rylka was in with a letter requesting a change in their proposed subdivision, it would be a 7.5 acre parcel created where their existing home is, a 3.3 acre building lot created in the northwest corner and a 23 acre parcel with a conservation easement on the southern portion of the tract of land. The subdivision will note only one home to be allowed on the 7.5 acre parcel and one home on the 3.3 acre parcel. No future subdivision. The private street section of the Ordinance would apply, Section 1004A.5 (a-e). It was the con-

sensus of the Commission that this is a better plan for this property; they were in favor of proceeding with this subdivision. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan tonight. (6-0)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 5/9/05) (Received 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-1/18/06) (**Open ended waiver was received 7/28/05**) (SEO: flows have not been submitted, planning module required) (Revision 11/23/05)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan, therefore, on motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-1/18/06) (Revision 6/16/05) (**Open ended waiver was received 8/19/05**) (SEO: flows have not been submitted, planning module required)

Whispering Woods Extension-LTS Project I (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present and asked to table this plan. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 7/5/05) (Received 7/7/05) (**Open ended waiver was received 11/22/05**) (Tabled 8/17/05-1/18/06) (SEO: testing complete, planning module required) (Revision 9/2/05)

Emerson Chase/Joshmor, Inc (Final Major Subdivision Plan) Boucher & James, Inc. Doug Olmstead of Boucher & James and Chris Borger of LTS were present. Engineer McDermott's comments of 1/18/06 were reviewed. A brief discussion ensued. It was asked to table this plan tonight. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 10/04/05) (Received 10/04/05) (Accepted 10/19/05) (**Waiver received until March 7, 006**) (SEO: maintenance and operation agreement under review) (Revision 1/3/06)

Whispering Woods Extension – LTS Project II (Final Minor Subdivision Plan) Langan Engineering. Chris Borger of LTS, Doug Olmstead of Boucher & James and Atty. Mark Wolfe were present on behalf of this plan. Engineer McDermott's review letter of 1/17/06 and Atty. McManus's review letter of 12/20/05 was discussed. A lengthy discussion ensued including Section 1004M3 (Twp right to ask for a cul de sac). It was asked to table this plan tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Waiver received until 2/21/06**) (SEO: request for sewage planning module, exemption has been submitted) (Revision 11/21/05, 12/28/05)

Kane, Charles (Preliminary & Final Plan) RKR Hess Associates. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: test results submitted) (Revision 1/3/06) (Tabled 11/22/05-1/18/06)

Mountain Crest Plaza/Superior Custom Homes (Land Development Plan) East Penn Engineering. Todd Holmes of East Penn was present on behalf of this plan. Engineer McDermott's review letter of 1/18/06 was discussed. It was asked to table this plan tonight. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: planning module complete and ready for review) (Revision 12/29/05) (Tabled 11/22/05-1/18/06)

Mackey, Joseph & Sandra (Final Major Subdivision Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. This is a 7 lot subdivision off of McIlhaney Road. A brief discussion ensued. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to Atty. McManus comment letter of 1/16/06 regarding restrictive covenant #5. (6-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/16/05) (**90-day review ends 2/22/06**) (SEO: planning module is complete and has been submitted to DEP) (Revision 1/3/06)

Chestnut Hill Manor Senior Housing (Preliminary Land Development Plan) DW LaSota Engineering, Inc. Atty. Wolfe asked that this plan be tabled tonight. On motion made by Jim Connor, seconded by Dave Johnson, it was voted to table this plan. (6-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/16/05) (**90-day review ends 2/22/06**, additional 30 days was given until 3/22/06) (SEO: Flow data is under review by DEP)

Stuber, Arthur. Robert Beers, P.L.S. (Lot line adjustment) Mr. Beers asked that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 11/21/05) (Received 12/6/05) (Accepted 12/21/05) (**90-day review ends 3/21/06**) (SEO: no testing required)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Penny Creek Estates- ZHB Special Exception Comments. This is a special exception to locate a residence in a 100 year flood plain. Engineer McDermott said he has some technical questions for the surveyor. The hearing is being held February 20th, therefore, the Commission will recommend comments at their next meeting on February 15th.

The Shops at Chestnuthill – ZHB Special Exception Comments. This is a special exception of constructing certain improvements in a flood plain and can they fill in the property. The hearing is being held on February 20th. Engineer McDermott was not finished with his review on this plan; therefore, the Commission will recommend comments at their next meeting on February 15th.

Public Comment.

Supervisor Tatu told the Commission that the Supervisor's work sessions were held on Monday mornings at 7:30 a.m. when necessary and they were all invited to attend.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to adjourn at 9:35 p.m.

Respectfully submitted,

Cathy A. Baker
Recording Secretary